



Property Highlights

- 14,200 square foot office building
- 6.43 total acreage
- Close to I-80 and I-77
- Easy access to highways
- Built in 2001
- 59 surface parking spaces with possibility to expand
- Excellent site for office or industrial expansion or build-to-suit
- Lease rate of \$14.00/SF MG net of utilities
- Sale price TBD

**Jim Krivanek**

Vice President

216.525.1498

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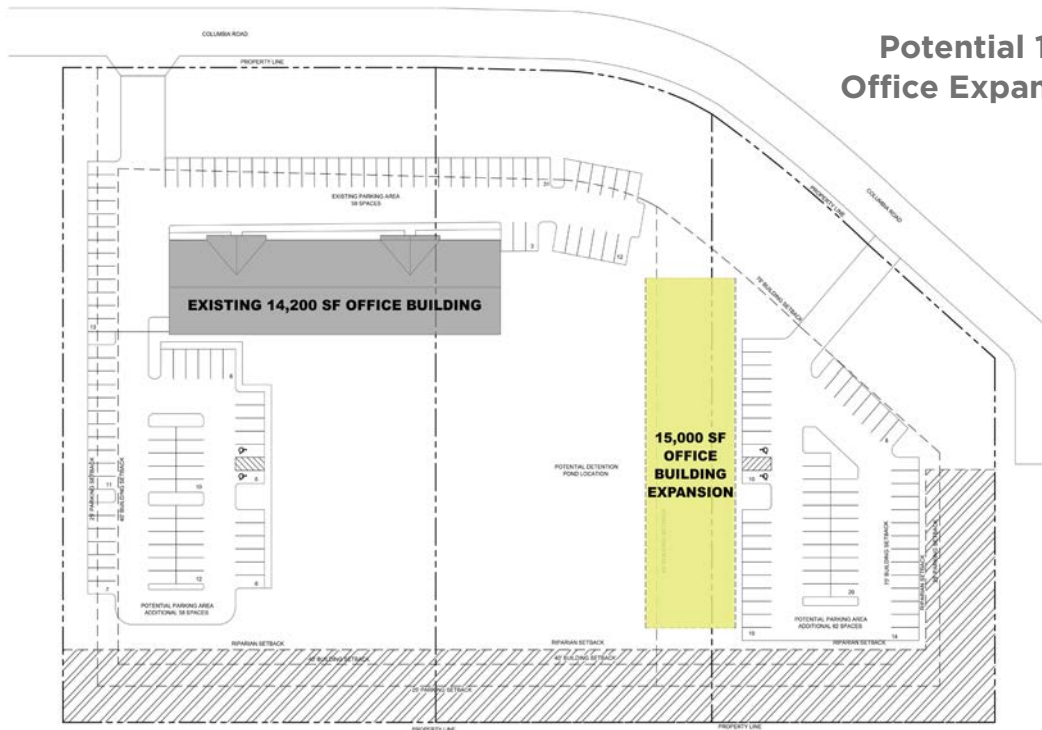


**CUSHMAN &
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FOR SALE/LEASE

3296 Columbia Road
Richfield, Ohio 44286



**Potential 15,000 SF
Office Expansion Layout**



**Potential 37,500 SF
Warehouse/Production
Expansion Layout**

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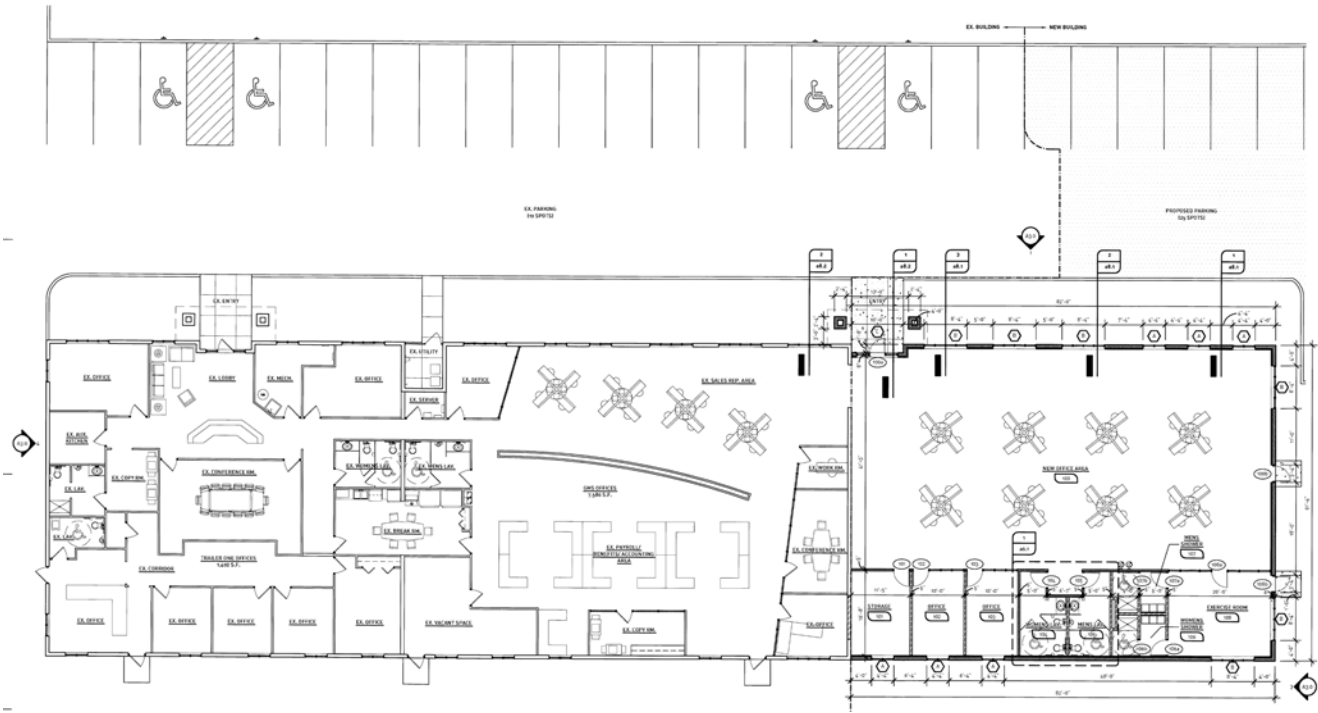


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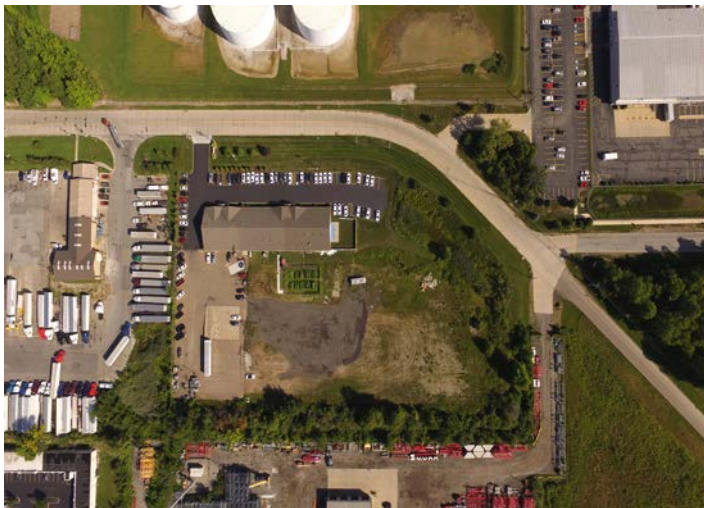


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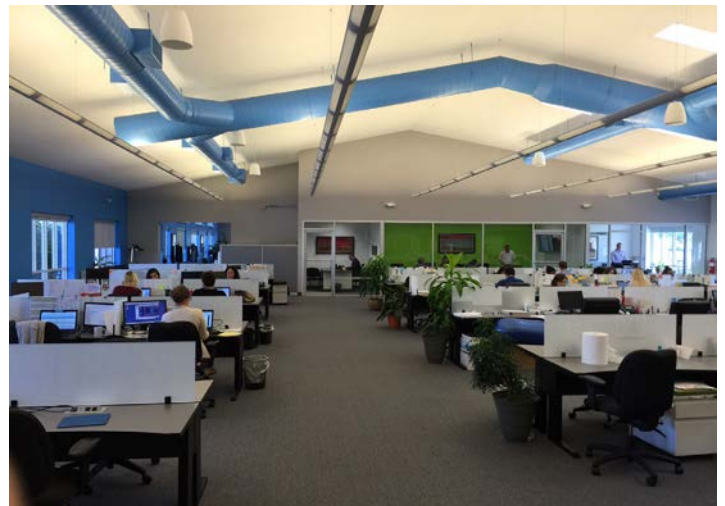
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